AB 1197 (Santiago)
Homeless Supportive & Temporary Housing

As amended April 29th

Bill Summary

AB 1197 responds to the homeless crisis in Los Angeles by exempting from CEQA funding and related planning decisions for supportive housing projects funded by Measure HHH (HHH) and emergency shelter projects funded by the Homeless Emergency Aid Program (HEAP).

Existing Law

Existing law requires supportive housing to be a use by right in zones where multifamily and mixed-used housing are permitted if the proposed housing development satisfies specific requirements (Government Code Section 65583).

Existing law establishes HEAP to provide grants to local governments for the purpose of addressing homelessness (Health & Safety Code Section 50211).

Background

Los Angeles' HHH is a $1.2 billion bond that will build approximately 10,000 units of supportive housing for homeless individuals and families. Supportive housing combines affordable housing with services that support the residents. Nearly 1,440 supportive housing units funded under HHH were approved within the first 16 months after Los Angeles voters approved the ballot measure.

Furthermore, Los Angeles City Mayor, Eric Garcetti, launched a housing plan called "A Bridge Home" to enable cities to construct emergency shelters on any land owned or leased by the City.

Need for AB 1197

Supportive housing projects are often opposed by not-in-my-backyard (NIMBY) groups who use California Environmental Quality Act (CEQA) as a tool to block housing projects. After Los Angeles City adopted a ministerial process for approving certain supportive and temporary housing projects for homeless people, neighborhood groups challenged the ordinance on the basis that the city did not complete required CEQA analysis. As a result of a need to streamline the approval process for supportive housing, AB 2162 (Chiu, 2018) established supportive housing as a use by right if the proposed housing projects satisfied certain criteria.

However, an action to fund these projects can still be challenged under CEQA, and thus delay the projects by over a year.

AB 1197 would exempt from CEQA, until January 1, 2025, activities approved or carried out by the City of Los Angeles in furtherance of supportive housing projects funded by HHH or emergency shelter projects funded by the HEAP. This exemption would help speed the construction of housing for homeless people in Los Angeles.

Support

California Apartment Association
Central City Association Los Angeles
City of Los Angeles Mayor, Eric Garcetti

Opposition

None on file.

For More Information

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